012.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,880,300 / 1,880,300
					USE VALUE:	1,880,300 / 1,880,300
					ASSESSED:	1,880,300 / 1,880,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOLLY MICHAEL ROBERT
Owner 2:	
Owner 3:	
Street 1:	47 SPY POND LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 8,784 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 5078 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8784.000	1,125,000		755,300	1,880,300
Total Card	0.202	1,125,000		755,300	1,880,300
Total Parcel	0.202	1,125,000		755,300	1,880,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.28 | /Parcel: 370.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9699
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

!1211!

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	69,900	0	18,366.	1,072,900	1,142,800	1,142,800	Year End Roll	12/18/2019
2019	101	FV	58,100	0	18,366.	1,174,900	1,233,000	1,233,000	Year End Roll	1/3/2019
2018	101	FV	119,400	0	18,366.	747,700	867,100	867,100	Year End Roll	12/20/2017
2017	101	FV	119,400	0	18,366.	683,600	803,000	803,000	Year End Roll	1/3/2017
2016	101	FV	119,400	0	18,366.	555,400	674,800	674,800	Year End	1/4/2016
2015	101	FV	225,200	0	18,366.	555,400	780,600	780,600	Year End Roll	12/11/2014
2014	101	FV	225,200	0	18,366.	506,300	731,500	731,500	Year End Roll	12/16/2013
2013	101	FV	225,200	0	18,366.	481,700	706,900	706,900		12/13/2012

PRINT

Date	Time
12/10/20	16:52:20

LAST REV

Date	Time
11/23/20	11:46:41

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1211

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	75217-375	1	7/27/2020		2,150,000	No	No		
BOUCHER HAROLD/	73606-227	1	11/6/2019	Portion-Asst	700,000	No	No		Plan #215 of 2019
BOUCHER CLIFFOR	31315-438		4/12/2000	Family	1	No	No	4	
BOUCHER HAROLD/	27064-108		2/14/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	9699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2020	483	Heat App	27,400	C				
9/17/2019	1456	Demoliti	25,000					
9/17/2019	1457	New Buil	358,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	JO	Jenny O
4/22/2020		DGM	D Mann
1/23/2020	SQ Mailed	JO	Jenny O
12/2/2017	MEAS&NOTICE	BS	Barbara S
11/29/2017	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	336	PATRIOT
9/27/1999	Meas/Inspect	264	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8784		Sq. Ft.	Site		0	85.	1.01	2			Water F	30					755,288						755,300	

Total AC/HA: 0.20165 | Total SF/SM: 8784 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 755,288 | Spl Credit | Total: 755,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	10.	%
Override:			%
	Total:	10.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89311182
Const Adj.:	0.99989998
Adj $ / SQ:	111.628
Other Features:	156279
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1262651
Depreciation:	137629
Depreciated Total:	1125022

COMMENTS

Fire 4/23/15.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	4	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

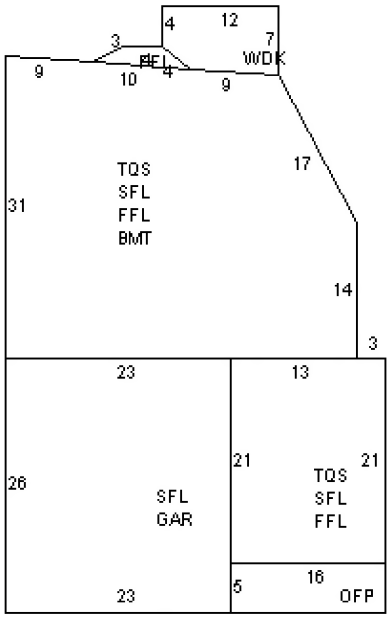
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	197.58
Special Features:	0	Val/Su Net:	184.88
Final Total:	1125000	Val/Su SzAd	260.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,946	111.630	217,228
FFL	First Floor	1,362	111.630	152,037
BMT	Basement	1,012	58.600	59,308
TQS	3/4 Story	1,011	111.630	112,856
GAR	Garage	598	19.180	11,469
OFP	Open Porch	80	37.120	2,970
WDK	Deck	76	16.000	1,216

Net Sketched Area:	6,085			Total:	557,084
Size Ad	4319	Gross Are	6422	FinArea	5078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	